004.0	0008	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,140,400	/	1,140,400
USE VALUE:	1,140,400	/	1,140,400
ASSESSED:	1,140,400	/	1,140,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55	-57	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DE MOEL EVERARDUS
Owner 2:	SCHELL KATE M
Owner 3:	
Street 1:	57 MAGNOLIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TANO CHERYL A--ETAL -
Owner 2:	GASARIAN GERARD S -
Street 1:	57 MAGNOLIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3195 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4050.000	701,200	6,000	433,200	1,140,400
Total Card	0.093	701,200	6,000	433,200	1,140,400
Total Parcel	0.093	701,200	6,000	433,200	1,140,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.93 /Parcel: 356.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 4541

GIS Ref

GIS Ref

Insp Date 10/12/17

!483!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0008-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	701,200	6000	4,050.	433,200	1,140,400		Year end	12/23/2021
2021	104	FV	669,100	6000	4,050.	433,200	1,108,300		Year End Roll	12/10/2020
2020	104	FV	669,200	6000	4,050.	433,200	1,108,400	1,108,400	Year End Roll	12/18/2019
2019	104	FV	493,800	6000	4,050.	460,300	960,100	960,100	Year End Roll	1/3/2019
2018	104	FV	493,800	6000	4,050.	335,700	835,500	835,500	Year End Roll	12/20/2017
2017	104	FV	467,800	6000	4,050.	292,400	766,200	766,200	Year End Roll	1/3/2017
2016	104	FV	467,800	6000	4,050.	249,100	722,900	722,900	Year End	1/4/2016
2015	104	FV	410,200	6000	4,050.	243,700	659,900	659,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:35:00

LAST REV

Date	Time
10/25/21	10:19:30
danam	

PAT ACCT. 483

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TANO CHERYL A--	1349-112		1/31/2008		610,000	No	No		
KOPELLAS GEORGE	1121-13		12/27/1993		204,500	No	No		Y

USER DEFINED

Prior Id # 1:	4541
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2021	992	Solar Pa	20,878	C				
5/29/2020	508	Wood Dec	63,000	C				
12/19/2018	1911	Redo Bat	32,000	C				
2/25/2008	150	Demoliti	500			G10	GR FY10	kitchen only
9/21/2004	897	Siding	13,900					
2/27/2002	106	Re-Roof	3,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2017	Inspected	BS	Barbara S
8/26/2017	MEAS&NOTICE	HS	Hanne S
2/14/2009	Meas/Inspect	197	PATRIOT
3/8/2005	External Ins	BR	B Rossignol
10/31/2000	Hearing Chag	163	PATRIOT
10/26/1999	Inspected	267	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	263	PATRIOT
9/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4050		Sq. Ft.	Site		0	80.	1.34	1									433,201						433,200	

Total AC/HA:	0.09298	Total SF/SM:	4050	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	433,201	Spl Credit		Total:	433,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	80	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.97863847
Const Adj.:	0.97515047
Adj $ / SQ:	171.778
Other Features:	123802
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	734965
Depreciation:	33808
Depreciated Total:	701157

COMMENTS

SHARE A DRIVEWAY DID NOT SEE FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

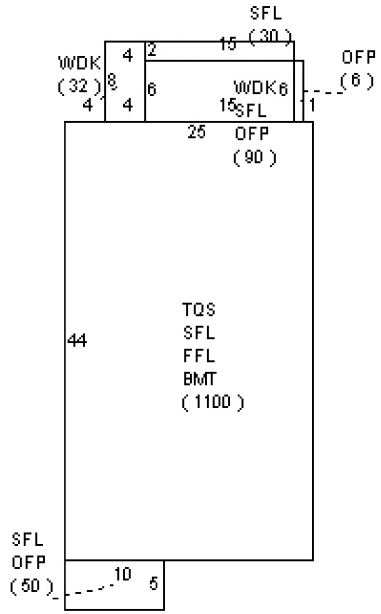
No Unit	RMS	BRS	FL
1	9	4	
1	5	2	
Totals			
2	14	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.78
Special Features:	0	Val/Su Net:	153.67
Final Total:	701200	Val/Su SzAd	219.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,270	171.780	218,157
BMT	Basement	1,100	51.530	56,687
FFL	First Floor	1,100	171.780	188,955
TQS	3/4 Story	825	171.780	141,716
OFP	Open Porch	146	27.110	3,958
WDK	Deck	122	13.840	1,689

Net Sketched Area:	4,563			Total:	611,162
Size Ad	3195	Gross Area	4838	FinArea	3195

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0008-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	400	A	GD	1925	21.25	T	30	104			6,000			6,000

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000